



HOWARD COUNTY DEPARTMENT OF PLANNING AND ZONING

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Marsha S. McLaughlin, Director

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DEPARTMENT OF PLANNING AND ZONING MARSHA MCLAUGHLIN, DIRECTOR

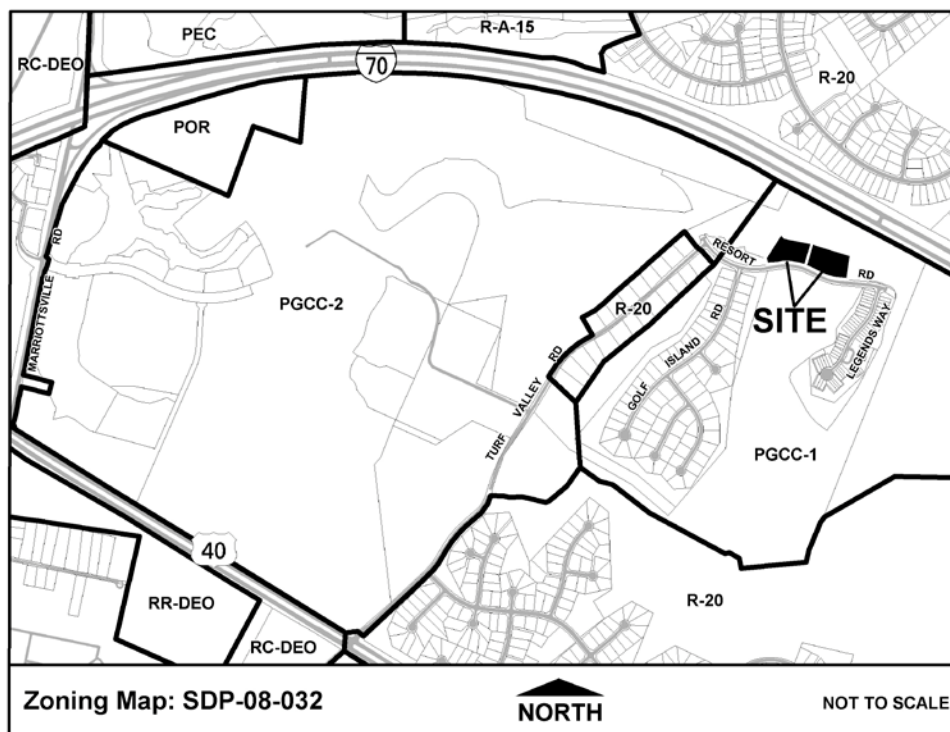
TECHNICAL STAFF REPORT Planning Board Meeting of April 1, 2010

Case No./Petitioner: SDP-08-032/Mangione Enterprises of Turf Valley, LP

Project Name: Vantage Condominiums at Turf Valley

Request: For approval of a site development plan for the construction of two condominium buildings and associated site improvements, and for determination that the building design will mitigate the visual impact of the proposed building length, in accordance with the Second Amendment to the Turf Valley Residential Subdistrict Final Development Plan and Subsection 126.H.1.a. of the Howard County Code.

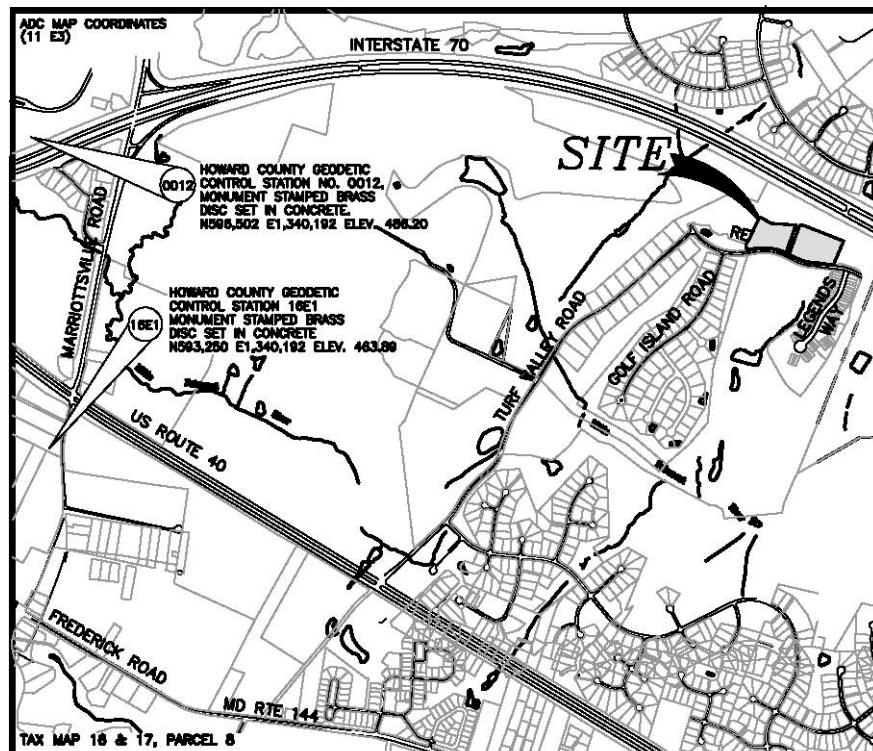
Location: The proposed development is located on the north side of existing Resort Road, approximately 1,000 feet east of Turf Valley Road, in Ellicott City, Maryland. It is located on Tax Map 16, Grid 12, Parcel 8, in the Second Election District of Howard County. The development is proposed in the Vantage Condominiums at Turf Valley subdivision, Parcels B-1 and B-2. The area of Parcels B-1 and B-2 are



2.06 acres± and 2.60 acres±, respectively, and the area of the subdivision is 24.00 acres±. The proposed subdivision has been reviewed and determined “technically complete” by the Subdivision Review Committee; signature approval of the present site development plan originals may be withheld pending recordation of the corresponding subdivision plat.

Vicinal Properties: The development is bounded on the south by existing Resort Road, a Howard County local road. Golf space, open space, and deeded parcels containing golf course facilities and environmental features are located west, north, and east of the project site. Interstate Route 70 is located approximately 500 feet north of the proposed condominiums.

General Comments: A. *Existing Conditions:* The site of the proposed development currently contains forest and shrub vegetation, particularly adjacent to existing Resort Road. Golf course facilities, consisting of tees, fairways, and greens, are located in the northern and eastern portions of the site, and the site is traversed by cart paths. No golf course redevelopment is proposed. A wetland and stream complex is located in the extreme western portion of the site and a stream system and 100-year floodplain is located in the eastern portion of the site adjacent to Parcel B-2. No regulated steep slopes, cemeteries, existing structures, or historic resources exist within the project boundary.



VICINITY MAP

B. *Site Improvements*: The SDP proposes construction of two 4-story condominium apartment buildings, associated infrastructure improvements, and site landscaping. The proposal also includes construction of a fire access lane to provide emergency vehicle access from future Resort Road west of Turf Valley Road to future Resort Road east of Legends Way. Each condominium apartment building consists of a first floor parking garage of 20 parking spaces and 30 apartment units. The mean height of each apartment building is 40 feet and the maximum length of each building is 159 feet. Infrastructure improvements include construction of exterior parking, stormwater management facilities, and installation of utilities. Based on Zoning Regulation requirements, 120 parking spaces are required for the residential apartment use. The developer is providing 120 parking spaces; 40 spaces (20 per building) will be provided in first-floor parking garages and 80 spaces (40 per building) will be provided in exterior parking areas.

C. *Environmentally Sensitive Areas*: The SDP proposes no impact to wetlands or streams. Construction of a 14-foot fire access lane, needed for emergency vehicle access should the Turf Valley Road and Resort Road intersection become obstructed, requires widening of the existing golf cart path located in the vicinity of the proposed condominium buildings. Widening of the cart path will require that minor grading and pavement widening will take place in a stream buffer and 100-year floodplain located east of the building proposed on Parcel B-2. The stream in this area is presently conveyed via a 20-inch steel pipe beneath a golf course fairway and the existing cart path. No direct impact to the stream will result; impacts to the 100-year floodplain and stream buffer are consider essential and are negligible.

D. *Stormwater Management*: The SDP proposes stormwater management through the use of an underground extended detention pond, a groundwater recharge chamber, and an organic filter treatment area. Stormwater management has been provided in accordance with the 2000 MDE Stormwater Design Manual and Howard County Design Manual Volume I.

E. *Erosion and Sediment Control*: The SDP proposes erosion and sediment control measures designed in accordance with the latest Standards and Specifications for Soil Erosion and Sediment Control.

F. *Landscaping*: The SDP proposes landscaping of the development perimeter, parking lot interior, development interior, stormwater management area, and street trees in the Resort Road right-of-way, in accordance with the Subdivision and Land Development Regulations and the Landscape Manual.

G. Forest Conservation: The SDP includes no Forest Conservation Plan since the project is exempt from forest conservation requirements. The project is exempt since it is part of a planned unit development which had preliminary plan approval and 50% or more of the land was recorded and substantially developed before December 31, 1992.

H. Coverage, Height, Setback and Parking Requirements: The SDP complies with coverage, height, setback and parking requirements established by the Howard County Code and the Second Amendment to the Turf Valley Residential Subdistrict FDP. The FDP criteria allow a maximum mean building height of 40 feet; a mean building height of 40 feet is proposed. Final Development Plan criteria addressing structure and accessory use setbacks have been observed. No lot coverage requirement is imposed upon residential uses other than single-family attached projects. The development requires 120 parking spaces; 120 will be provided, 40 in garages and 80 in parking areas exterior to the condominium buildings. The maximum residential building length of 120 feet is exceeded since a length of 159 feet is proposed. The Howard County Code and FDP allow for approval of proposed building lengths exceeding 120 feet contingent upon Planning Board determination that the building design will mitigate any visual impact that the length of the building may have.

Planning Board Criteria:

A. The plan is consistent with the Howard County General Plan: The Vantage Condominiums at Turf Valley SDP complies with criteria established by the Second Amendment to the Turf Valley Residential Subdistrict Final Development Plan (FDP). The FDP includes criteria established by the Howard County Zoning Regulations for the Planned Golf Course Community (PGCC) Zoning District. Since the Zoning Regulations have been established based on the Howard County General Plan and the SDP complies with applicable regulations, the SDP is consistent with the General Plan.

B. The plan results in an appropriate arrangement of land uses within the district: The Vantage Condominiums at Turf Valley condominium development is a use permitted as a matter of right in the PGCC Residential Subdistrict. Additionally, the project is located in Development Area "B" as depicted on the Second Amendment to the Turf Valley Residential Subdistrict FDP, an area projected for "all uses permitted in the PGCC residential subdistrict", which includes apartment units. The land use proposed by the SDP is consistent with the land use arrangement as defined by the FDP.

C. The plan ensures that existing dwelling units will be buffered from the proposed development: No existing dwelling units are located immediately adjacent to the

Vantage Condominiums at Turf Valley site. Residential developments to the west, north, and east of the project are remote and include Albeth Heights, Wetherburn, and Bethany Manor, respectively. The distances between the project and these existing developments range from ½- to 1-½ miles, and existing topography makes buffering unnecessary.

Existing developments in closer proximity, however, are located south of the project, particularly to the southwest and southeast. The Vistas at Turf Valley development is located southwest of the project; The Legends is located southeast. The existing Vistas development will be buffered from the proposal by a combination of distance (512 feet between condominium building 1 and the nearest Vistas unit), existing forest located between the existing and proposed development, construction of a 12-foot high berm in the area between the existing and proposed developments lacking existing forest, and on-site and street landscaping. The Legends development will be buffered from the proposal by distance (377 feet between condominium building 2 and the nearest Legends unit), existing forest located in a stream and wetland corridor between the existing and proposed development, and on-site and street landscaping.

D. The roads serving the PGCC District will be adequate, as determined by the capacity and mitigation standards of the Adequate Public Facilities Ordinance: Existing highway infrastructure improvements and proposed road construction ensures that the roads serving the PGCC District will be adequate. The capacity and mitigation standards of the Adequate Public Facilities Ordinance require that as a result of the Turf Valley development, existing Marriottsville Road must be widened from the I-70 bridge to Baltimore National Pike (US40). According to a draft agreement between the County and the petitioner, it will be the responsibility of the petitioner to design and construct the Marriottsville Road improvements, including the Marriottsville Road and US40 intersection. Legislation will be introduced to the County Council requesting a waiver of the competitive bidding process for this capital project since design and construction is entirely the responsibility of the petitioner.

Additionally, related existing infrastructure improvements not related to Turf Valley mitigation requirements include:

- Signalization by the developer of the Resort Road and Marriottsville Road intersection, anticipated prior to full occupancy of Encore at Turf Valley (Lorien), Oakmont at Turf Valley, and Town Square at Turf Valley (approximately 2012);
- Widening of Marriottsville Road between the I-70 bridge and Old Frederick Road (MD99) by the developer of Waverly;

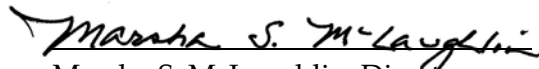
- Widening by the County of the I-70 bridge (Marriottsville Road), taking place in two phases. An interim measure in approximately 2 years providing additional queuing for vehicles from SB Marriottsville Road to EB I-70, and the ultimate bridge reconstruction taking place in approximately 5 years.

The SDP includes one means of access to each condominium building from existing Resort Road, a Howard County local road. The surrounding road network includes I-70, US40, and Marriottsville Road, and a direct connection to Marriottsville Road, and thereby I-70, will be made upon future extension of Resort Road westward from Turf Valley Road. The westward extension of Resort Road is being made in two phases as part of the Villages at Turf Valley subdivision. Application for grading permits have been made for construction of Resort Road as part of Villages at Turf Valley, Phase 1, Section 1 and road construction plan originals for Villages at Turf Valley, Phase 2, Section 1 have been submitted. Completion of these projects will provide unimpeded vehicular access from the development to Marriottsville Road and I-70.

E. *Necessary water and sewer facilities are available to serve the proposed development:* Public water and sewer service for the Vantage Condominiums at Turf Valley development will be provided by extension of existing utilities under Contract No. 24-4356-D.

SRC Action: The Subdivision Review Committee (SRC), by letters dated April 14, 2009 and December 15, 2009, notified the petitioner that SDP-08-032 may be approved, subject to Planning Board approval.

Recommendation: The Department of Planning and Zoning recommends approval of the site development plan, subject to the petitioner's compliance with SRC comments.


Marsha S. McLaughlin, Director
Department of Planning and Zoning

3/23/10
Date

The file for this project is available for public review at the Department of Planning and Zoning's public service counter, Monday through Friday, 8:00 a.m. to 5:00 p.m.

MATCHLINE—SEE SHEET 2 FOR CONTINUATION

MATCHLINE—SEE SHEET 4 FOR CONTINUATION



SPEED HUMP SIGNAGE DETAILS
(HO.CO. STD. DETAIL T-7.03)
NOT TO SCALE

OWNER / DEVELOPER
MANGIONE ENTERPRISES OF TURF VALLEY, LP
ATTN: LOUIS MANGIONE
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
410.825.8400

PLANNING BOARD APPROVAL BLOCK

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION

CHIEF DIVISION OF LAND DEVELOPMENT

DIRECTION

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VANTAGE CONDOMINIUMS AT TURF VALLEY
(PODS B, C & H : SEC IV: RESIDENTIAL PHASE IVE)
ZONE: PGCC-1

TAX MAP 16 GRID 12 & 18
TAX MAP 17 GRID 7
2ND ELECTION DISTRICT

PARCEL 8
HOWARD COUNTY, MARYLAND

Sill · Adcock &
Associates · LLC

Engineers · Surveyors · Planners

3300 North Ridge Road, Suite 100

Phone: 443.323.7082 Fax: 443.323.7085
E-mail: info@fmsent.com

	1. Initial, 100% (4.5/4.5)
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DESIGN BY: SJT

DRAWN BY: SJT

CHECKED BY: PS

SCALE: _____

DATE: FEBRUARY 4 2010

PROJECT #: 03-080

SHEET#: 91 23

[illegible]

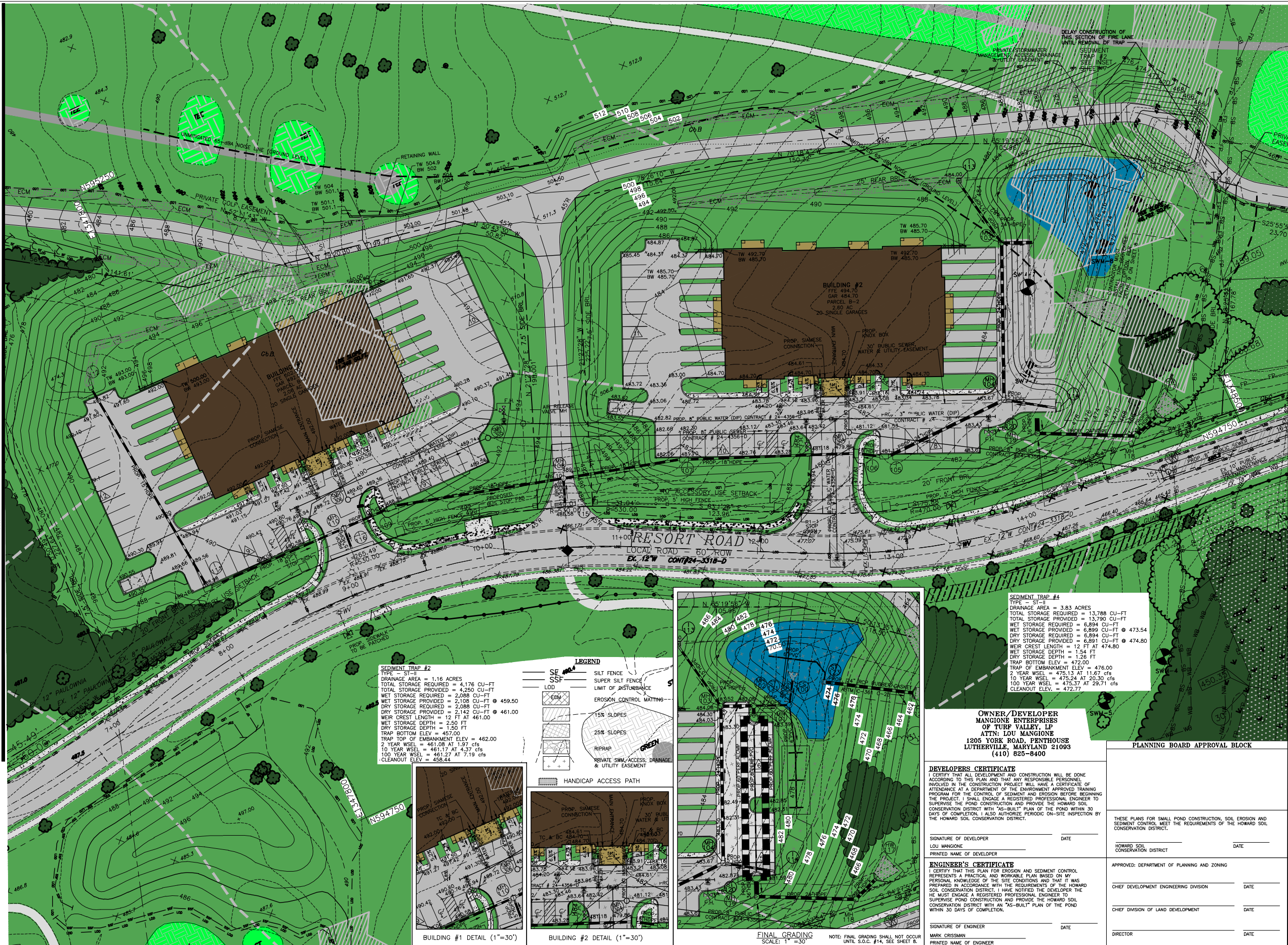
NOTE:
1. EXISTING CENTERLINE STRIPING WITHIN LIMITS OF DISTURBANCE TO BE GROUND DOWN AND CENTERLINE STRIPING TO BE ADDED SHALL BE PAINTED 5" DOUBLE YELLOW LINE.

2. SIGN LOCATIONS SHALL BE APPROVED BY HOWARD COUNTY TRAFFIC PRIOR TO ANY INSTALLATIONS (410-313-5752).

SPEED HUMP DETAILS
NOT TO SCALE

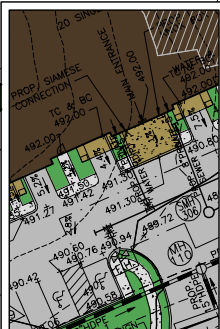
NOTE: SPEED HUMPS TO BE CONSTRUCTED WITH ASPHALT PAVING

MATCHLINE-SEE SHEET 5 FOR CONTINUATION

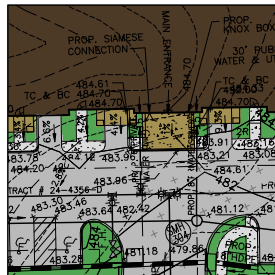


SEDIMENT TRAP #2
TYPE - ST-II
DRAINAGE AREA = 1.16 ACRES
TOTAL STORAGE PROVIDED = 4,250 CU-FT
WET STORAGE PROVIDED = 2,088 CU-FT @ 459.50
DRY STORAGE PROVIDED = 2,162 CU-FT @ 461.00
WEIR CREST LENGTH = 12 FT AT 461.00
WET STORAGE DEPTH = 1.50 FT
TRAP BOTTOM ELEV = 457.00
TRAP TOP OF EMBANKMENT ELEV = 462.00
2 YEAR WSEL = 461.08 AT 1.97 cfs
10 YEAR WSEL = 461.17 AT 4.37 cfs
100 YEAR WSEL = 461.27 AT 7.19 cfs
CLEANOUT ELEV = 458.44

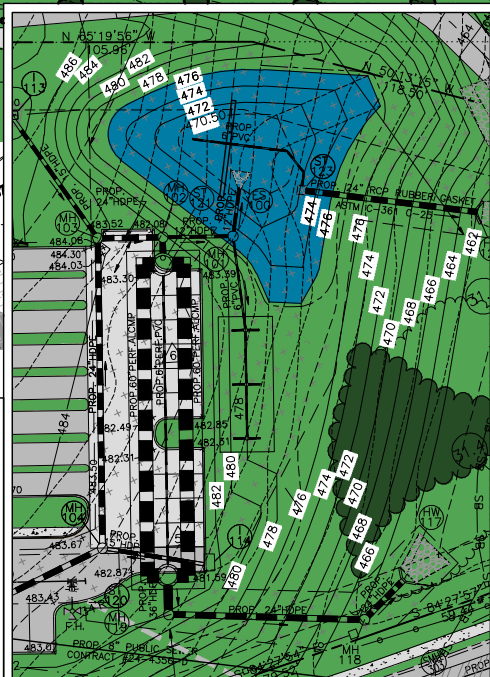
LEGEND
SF SILT FENCE
SSF SUPER SILT FENCE
LOD LIMIT OF DISTURBANCE
ECM EROSION CONTROL MATTING
15% SLOPES
25% SLOPES
RIPRAP
PRIVATE SWM ACCESS, DRAINAGE, & UTILITY EASEMENT
HANDICAP ACCESS PATH



BUILDING #1 DETAIL (1"=30')



BUILDING #2 DETAIL (1"=30')



FINAL GRADING SCALE: 1"=30'

NOTE: FINAL GRADING SHALL NOT OCCUR UNTIL S.O.C. #14, SEE SHEET 6.

SEDIMENT TRAP #4
TYPE - ST-II
DRAINAGE AREA = 3.83 ACRES
TOTAL STORAGE PROVIDED = 13,788 CU-FT
WET STORAGE PROVIDED = 6,894 CU-FT @ 473.54
DRY STORAGE PROVIDED = 6,894 CU-FT @ 474.80
WEIR CREST LENGTH = 12 FT AT 474.80
WET STORAGE DEPTH = 1.54 FT
TRAP BOTTOM ELEV = 472.00
TRAP TOP OF EMBANKMENT ELEV = 476.00
2 YEAR WSEL = 475.13 AT 11.67 cfs
10 YEAR WSEL = 475.24 AT 20.30 cfs
100 YEAR WSEL = 475.37 AT 29.71 cfs
CLEANOUT ELEV = 472.77

OWNER/DEVELOPER
MANGIONE ENTERPRISES
OF TURF VALLEY, LP
ATTN: LOU MANGIONE
1205 YORK ROAD, PENTHOUSE
LUTHERVILLE, MARYLAND 21093
(410) 825-8400

DEVELOPERS CERTIFICATE
I CERTIFY THAT ALL DEVELOPMENT AND CONSTRUCTION WILL BE DONE ACCORDING TO THIS PLAN AND THAT ANY RESPONSIBLE PERSONNEL INVOLVED IN THE CONSTRUCTION PROJECT WILL HAVE A CERTIFICATE OF ATTENDANCE AT A DEPARTMENT OF THE ENVIRONMENT APPROVED TRAINING PROGRAM FOR THE CONTROL OF SEDIMENT AND EROSION BEFORE BEGINNING THE PROJECT. I SHALL ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE THE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION. I ALSO AUTHORIZE PERIODIC ON-SITE INSPECTION BY THE HOWARD SOIL CONSERVATION DISTRICT.

SIGNATURE OF DEVELOPER _____ DATE _____
LOU MANGIONE
PRINTED NAME OF DEVELOPER _____

ENGINEER'S CERTIFICATE
I CERTIFY THAT THIS PLAN FOR EROSION AND SEDIMENT CONTROL REPRESENTS A PRACTICAL AND WORKABLE PLAN BASED ON MY PERSONAL KNOWLEDGE OF THE SITE CONDITIONS AND THAT IT WAS PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT. I HAVE NOTICED THE DEVELOPER THE HE MUST ENGAGE A REGISTERED PROFESSIONAL ENGINEER TO SUPERVISE POND CONSTRUCTION AND PROVIDE THE HOWARD SOIL CONSERVATION DISTRICT WITH AN "AS-BUILT" PLAN OF THE POND WITHIN 30 DAYS OF COMPLETION.

SIGNATURE OF ENGINEER _____ DATE _____
MARK CRISMAN
PRINTED NAME OF ENGINEER _____

PLANNING BOARD APPROVAL BLOCK

THESE PLANS FOR SMALL POND CONSTRUCTION, SOIL EROSION AND SEDIMENT CONTROL MEET THE REQUIREMENTS OF THE HOWARD SOIL CONSERVATION DISTRICT.

HOWARD SOIL CONSERVATION DISTRICT _____ DATE _____

APPROVED: DEPARTMENT OF PLANNING AND ZONING

CHIEF DEVELOPMENT ENGINEERING DIVISION _____ DATE _____

CHIEF DIVISION OF LAND DEVELOPMENT _____ DATE _____

DIRECTOR _____ DATE _____

MATCHLINE-SEE SHEET 7 FOR CONTINUATION

GRADING & SEDIMENT CONTROL PLAN
VANTAGE CONDOMINIUMS
AT TURF VALLEY
(PODS B, C & H : SEC IV: RESIDENTIAL PHASE IVE)
TAX MAP 16 & 17 P/O PARCEL 8 SCALE: 1"= 30'
GRIDS: 16-12, 16-18 & 17-7 ZONE: PGCC
SECOND ELECTION DISTRICT HOWARD COUNTY, MARYLAND

DESIGNED BY: S/JT
DRAWN BY: SIN
CHECKED BY: MSC
DATE: NOVEMBER, 2009
W.O. NO. 08-07-023A

6

6 OF 23



ENGINEERS - PLANNERS - SURVEYORS
1200 N. EAST AVE. SUITE 200
ORFEE: 801/801-3027 FAX: 801/801-2028

PROFESSIONAL CERTIFICATION, I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED OR APPROVED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND I AM A duly licensed professional engineer under the laws of the State of Maryland. I declare this statement under penalty of perjury.



FAIRWAY ELEVATION

VANTAGE CONDOMINIUMS AT TURF VALLEY

December 10, 2009



FRONT ELEVATION

VANTAGE CONDOMINIUMS AT TURF VALLEY

December 10, 2009



SIDE ELEVATION

VANTAGE CONDOMINIUMS AT TURF VALLEY

December 10, 2009



RESORT ROAD ELEVATION

VANTAGE CONDOMINIUMS AT TURF VALLEY

January 19, 2010